

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR  
THE RANCHES OF THE OAKS, INC.**

STATE OF TEXAS           §  
COUNTY OF DENTON       §

This Property Owners' Association Management Certificate ("Certificate") is being recorded by The Ranches of The Oaks, Inc. ("Association") in compliance with Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following information:

**Name of the Subdivision:** The Oaks

**Name of the Association:** The Ranches of The Oaks, Inc.

**Recording data for the Subdivision:** The Oaks, recorded in the Official Public Records of Denton County, Texas, under Instrument Numbers 1997-67881, 1998-104436, Plat 2000-730, Plat 2004-125002, Plat 2017-257, Plat 2018-58, and including any subsequent additions and/or replat of any lots or any blocks of The Oaks, as compliant with Texas Local Government Code Chapter 212 and Declaration of Covenants, Conditions, and Restrictions for The Oaks.

**Recording data for the Declaration:** Declaration of Covenants, Conditions, and Restrictions for The Oaks recorded in the Official Public Records of Denton County, Texas, under Instrument Numbers 2001-43796, 2025-24310, 2025-24871, and 2025-28661.

**Name and Contact Information for the Association:** Mailing address for the Association is 10045 Oak Creek Drive, Pilot Point, Texas, 76258, telephone number is (972) 571-5678, and email address is [keith\\_jensen@ymail.com](mailto:keith_jensen@ymail.com).

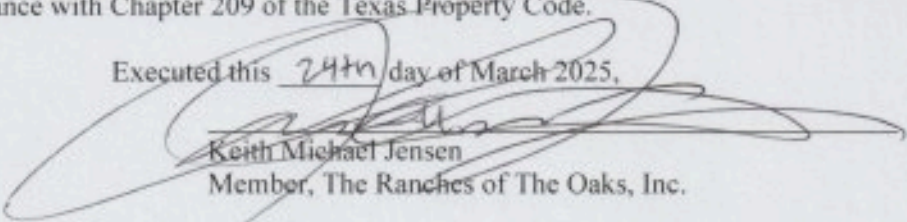
**Website:** The Association's website may be found at [www.theranchesoftheoaks.org](http://www.theranchesoftheoaks.org).

**Fees Charged by the Association Related to Property Transfer and/or Addition and/or Replat:** Resale Certificate: \$375 - \$x (not to exceed cap), Expedited fee for Resale Certificate prior to 10 business day delivery obligation: \$200 for 1 day expedite, \$150 for >1<9 day expedite, Resale Certificate Update: contact Association for fee \$, Transfer: contact Association for fee \$, Areas of Common Responsibility Maintenance Capital Reserve: contact Association for fee \$, Addition and/or Replat Architectural Review: contact Association for fee \$.

**Independent Examination:** Prospective purchasers, and/or property owners pursuing addition and/or replat of a lot or block of The Oaks are advised to independently examine all Declaration of Covenants, Conditions, and Restriction instruments recorded in the Official Public Records of Denton County, Texas, together with obtaining an official Resale Certificate and/or Architectural Review Approval from Association Members.

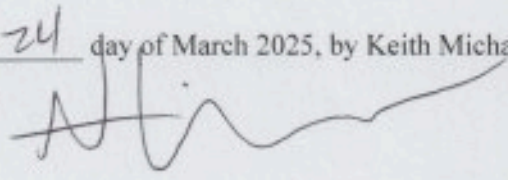
**In Witness Whereof,** the undersigned has executed this Certificate on behalf of Association, a Texas non-profit corporation, in compliance with Chapter 209 of the Texas Property Code.

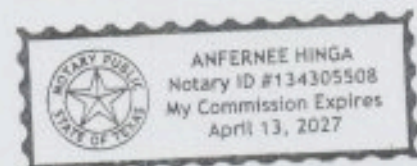
Executed this 24th day of March 2025,

  
Keith Michael Jensen  
Member, The Ranches of The Oaks, Inc.

STATE OF TEXAS           §  
COUNTY OF DENTON       §

Sworn before me on this 24 day of March 2025, by Keith Michael Jensen.

NOTARY 







\*VG-342-2025-29793\*

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 29793

Real Property Recordings

MISCELLANEOUS

Recorded On: March 24, 2025 03:46 PM

Number of Pages: 2

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" Examined and Charged as Follows: "

Total Recording: \$29.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 29793  
Receipt Number: 20250324000702  
Recorded Date/Time: March 24, 2025 03:46 PM  
User: Jennifer K  
Station: Station 38

**Record and Return To:**

KEITH MICHAEL JENSEN  
10045 OAK CREEK DR  
PILOT POINT TX 76258



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX